

## **DRAFT**

### **TUSAYAN PLANNING & ZONING COMMISSION MEETING**

PURSUANT TO A.R.S. § 38-431.02 & §38-431.03

October 13, 2011 @ 6:00 P.M.

Best Western Squire Inn, Zuni Conference Room  
74 State Route 64, Tusayan Arizona

### **TUSAYAN TOWN PLANING & ZONING COMMISSION MEETING**

#### **1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Chairman Bryan called the meeting to order at 6:00pm on October 13, 2011 and the Pledge of Allegiance was recited.

#### **2. ROLL CALL**

On roll call, the following were present:

**CHAIRMAN G. BRYAN**  
**COMMISSIONER MANIACI**

**COMMISSIONER MONTOYA**  
**COMMISSIONER RUETER**

The following were also present:

Town Manager Ochoa  
Town Clerk Sutton  
Town Lawyer Sims  
Office Assistant Garver

Commissioner Rueter recused himself from any discussions due to his relationship with Camper Village, as they are his employers.

#### **3. CALL TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

No public comments were made at either meeting

#### **4. Approval of Minutes**

No minutes were approved.

#### **5. PUBLIC HEARING**

**Proposed Zoning Adoption for the Annexation of Ten X and Surrounding Properties**

##### **1) Open Public Hearing on Equivalent Zoning**

##### **2) Staff Report**

##### **3) Public Comment**

Clayann Cook stated that she had moved to Tusayan 10 years ago. Prior to that, she and her husband had moved to Page, Arizona and lived there for 23 years. At the time of their arrival, a new development was being proposed. The council was criticized for allowing it to go through and was accused of killing Main Street. The original businesses had to step up their game and had to cater to the town, their service became better and most businesses increased in size and what they offered. Everyone benefitted from it. Clayann said that she is for the new

development that was proposed for Tusayan.

Becky Wirth has worked in Tusayan for 9 years but had to live in Valle as company housing does not allow pets. She wanted to be a part of the community but due to lack of housing options, she was unable. She is in support of the development as she wanted to live in Tusayan, be a part of the town, to see families raising their children here and to see the community grow. Housing needed to be made available for those who wanted to be part of Tusayan.

Sharyl Allen thanked the commission for taking the time to hear the communities' comments. She reminded them that they Grand Canyon School District not only serve the families of the park and Tusayan but also the outlying communities like Valle. She was still awaiting a response to the impact on the taxation on the School District will be. The Town Attorney said that he would like to sit down with the Superintendent and see how they could help out.

**4) Close or Continue the Public Hearing on Equivalent Zoning**

The public hearing was continued to October 17, 2011 at 6:00pm in the Zuni Room at the Squire Inn.

**6. PUBLIC HEARING**

**Zoning Ordinance Text Amendment, Modifying Section 13.3-3.C of the Tusayan Zoning Ordinance. This section would be modified to read: *"The area contained within a proposed PC Zone shall not be less than 25 10 acres."***

**1) Open Public Hearing on Text Amendment**

**2) Staff Report**

**3) Public Comment**

**4) Close or Continue the Public Hearing on Proposed Zoning**

The public hearing was continued to October 17, 2011 at 6:00pm in the Zuni Room at the Squire Inn.

**7. PUBLIC HEARING**

**Request to Rezone Camper Village, a 19.3 acre property, from RM/10A and CG-10,000 to Planned Community Zone.**

**1) Open Public Hearing on Rezoning Camper Village**

**2) Staff Report**

**3) Public Comment**

**4) Close or Continue the Public Hearing on Rezoning Camper Village**

The public hearing was continued to October 17, 2011 at 6:00pm in the Zuni Room at the Squire Inn.

**8. PUBLIC HEARING**

**Request to Rezone Kotzin Ranch, a 160 acre property, from General to Planned Community Zone.**

**1) Open Public Hearing on Rezoning Kotzin Ranch**

**2) Staff Report**

**3) Public Comment**

**4) Close or Continue the Public Hearing on Rezoning Kotzin Ranch**

The public hearing was continued to October 17, 2011 at 6:00pm in the Zuni Room at the Squire Inn.

**9. PUBLIC HEARING**

**Request to Rezone Ten X Ranch, a 194.6 acre property from General to Planned Community Zone.**

**1) Open Public Hearing on Rezoning Ten X Ranch**

**2) Staff Report**

**3) Public Comment**

**4) Close or Continue the Public Hearing on Rezoning Ten X Ranch**

The public hearing was continued to October 17, 2011 at 6:00pm in the Zuni Room at the Squire Inn.

**10. Discussion and possible approval of recommendation to the Tusayan Town Council regarding Proposed Equivalent Zoning in connection with the Annexation of Ten X and Surrounding Properties.**

**11. Discussion and possible approval of recommendation to the Tusayan Town Council regarding Zoning Ordinance Text Amendment, Modifying Section 13.3-3.C of the Tusayan Zoning Ordinance. This section would be modified to read: "The area contained within a proposed PC Zone shall not be less than ~~25~~ 10 acres."**

**12. Discussion and possible approval of recommendation to the Tusayan Town Council regarding Request to Rezone Camper Village, a 19.3 acre property, from RM/10A and CG-10,000 to Planned Community Zone.**

**13. Discussion and possible approval of recommendation to the Tusayan Town Council regarding Request to Rezone Kotzin Ranch, a 160 acre property, from General to Planned Community Zone.**

**14. Discussion and possible approval of recommendation to the Tusayan Town Council regarding Request to Rezone Ten X Ranch, a 194.6 acre property from General to Planned Community Zone.**

**16. SET AGENDA ITEMS FOR NEXT MEETING**

**13. MOTION TO ADJOURN OR TO GO INTO EXECUTIVE SESSION for the following purpose:**

The Council did not adjourn into executive session on Oct 13.

**A. The Planning and Zoning Commission may wish to go into Executive Session pursuant to A.R.S. Section 38-431.03.A.3 and A.4 in order to receive legal advice concerning items on the agenda and to instruct staff and the Town Attorney concerning negotiations of the Pre-annexation and Development Agreement with Stilo Development Group USA.**

**17. ADJOURNMENT OF PLANNING AND ZONING COMMISSION MEETING**

October 13, 2011 - The Planning and Zoning Commission Meeting was continued to Monday, October 17, 2011 at 6:00pm in the Zuni Conference Room.

Commissioner Maniaci moved to continue the meeting.  
Commissioner Montoya seconded the motion. All were in favor.  
The meeting adjourned at 6:23pm.